



**Property Type:** Comm/Industrial  
**Status:** Active  
**Taxes:** \$5,607  
**County:** Milwaukee  
**Seller Offers Concessions:** Yes

**List Price:** \$330,000  
**Tax Key:** 1229877110  
**For Sale/Lease:** For Sale Only  
**Est. Acreage:** 0.19  
**Tax Year:** 2025  
**Days on Market:** 4

**Est. Total Sq. Ft.:** 4,200  
**Flood Plain:** No  
**Occ. Permit Required:**  
**Zoning:** LB1 Commercial

**Est. Year Built:** 1964  
**Year Established:**  
**Parking:** 15  
**Occupied:** N

**Bus/Com/Ind:** Business  
**Name of Business:**  
**Industrial Park Name:**  
**Lease Amount:** \$ /  
**Avg Rent/SqFt:** \$0

**Sched. Gross Income:** \$0  
**Gross Operating Inc:** \$0  
**Net Operating Income:** \$0  
**Total Operating Exp:** \$0  
**Vacancy Allowance:** \$

**Directions:**

<b>Type Commercial:</b>	Office(s); Professional Service	<b>Heating/Cooling:</b>	Natural Gas; Central Air; Forced Air; Indiv. Heating Units
<b>Type of Business:</b>	Other	<b>Water/Waste:</b>	Municipal Water; Municipal Sewer
<b>Location:</b>	Free Standing; Near Public Transit	<b>Municipality:</b>	City
<b># of Stories:</b>	2	<b>Miscellaneous:</b>	Security Equipment; Furniture; Carpeting; Rest Rooms; Office(s); Fenced Yard
<b>Proximity to HWY:</b>	3-5 Miles	<b>Occupied:</b>	Vacant
<b>Road Frontage:</b>	Town/City Road; High Visibility; Paved Road; Paved Lot; Near Public Transit	<b>Basement:</b>	None
<b>Exterior:</b>	Brick; Wood	<b>Expenses Include:</b>	Utilities
<b>Roofing:</b>	Rubber; Tar/Gravel	<b>Sale Includes:</b>	Real Estate
<b>Avg Ceiling Height:</b>	11'-15'	<b>Documents:</b>	Seller Condition; Floor Plans
<b>Truck Door Height:</b>	No Truck Door	<b>Occupancy:</b>	Immediate

**Remarks:** All-brick split-level office building on the bus line with parking in front and rear. Now fully vacant and ready for its next owner, this versatile property is ideal for an owner-user or investor. The lower level offers 6 private rooms, 2 waiting areas, and a kitchenette, making it well-suited for barber, salon, wellness, or service-based use. The upper level includes 6 private offices, a large conference room, receptionist area, and welcoming lobby for professional office use. Each floor has 2 bathrooms, with one on the first floor set up as a shampoo station. Previously under contract with financing and insurance already lined up. Lender contact and insurance option available for qualified buyers, this property just needs its next owner!

**Inclusions:** Any office furniture/equipment left at the time of closing on the 2nd floor.

**Exclusions:** Seller's personal property.

**Listing Office:** Above and Beyond Real Estate Partners: of25394

**LO License #:** 905262-91

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.

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 Prepared by Keshia Tally on Monday, April 20, 2026 10:01 PM.